

SECRETD/FBI
CROSS**ROUTING AND RECORD SHEET****SUBJECT:** (Optional)

Selection of Relocation Site for FBIS Nicosia

25X1

25X1

FROM:Director, Foreign Broadcast
Information Service**EXTENSION**

2927

NO.

FBIS-0026/85

DATE

23 January 1985

TO: (Officer designation, room number, and building)**DATE**

RECEIVED

FORWARDED

**OFFICER'S
INITIALS****COMMENTS** (Number each comment to show from whom to whom. Draw a line across column after each comment.)1. Deputy Director for
Science and Technology
Room 6E45, Headquarters

2.

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10. Director, Foreign
Broadcast Information
Service

11. 1013 Key Building

12.

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15.

Attached is a recommendation
from FBIS for the acquisition of
"Site D" for relocation of the
FBIS Nicosia Bureau.**SECRET**

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FBIS-0026/85
23 January 1985

MEMORANDUM FOR: Deputy Director for Science and Technology

FROM:

Director, Foreign Broadcast Information Service

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SUBJECT:

Selection of Relocation Site for FBIS Nicosia

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1. This memorandum recommends that FBIS proceed with the acquisition of a new site for the FBIS Nicosia Bureau.

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2. As you will recall, security survey teams and the Ambassador determined that the present site of the FBIS monitoring facility in Nicosia is vulnerable to car bomb attacks and other forms of terrorism; it was recommended that FBIS move to a new site in the Nicosia area. A survey of five possible sites has now been completed; two were considered in the final selection process, and one is now recommended to you as the best place to relocate. The site surveys were conducted by the FBIS bureau chief, assisted by an Agency security officer from Frankfurt, an officer from RE&CD, and an FBIS Headquarters engineer. Sites "C" and "D" were both considered to be suitable; a comparison of these two sites is attached (TAB A) along with a map showing their location (TAB B).

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3. FBIS Headquarters, in consultation with the bureau chief and other Agency offices concerned, recommends site "D" where additional land is available that would enhance both security and operational aspects.

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4. Costs for Site "D" are as follows:

Land (12 donums = 4 acres)	\$268,800
Grading and Site Preparation	80,000
Perimeter Walls	68,800
Building Construction	320,000
Restoration of Present Site	8,000
	<u>\$745,600</u>

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The \$268,800 figure for leasing Site "D" is a single, up-front payment that covers the 99-year lease, which cannot be renegotiated during the lease period. In addition, there is a fee of approximately \$1,000 per year, payable annually, as "ground rent" to meet certain Cyprus laws relating to minimum rental payments.

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6. I recommend we proceed with the acquisition and development of Site "D," at a cost of \$745,600.

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Attachments:

- A. Comparison of Site "C" and Site "D"
- B. Map Showing Location of Sites "C" and "D"

APPROVED:

Deputy Director for Science and Technology

Date

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DDS&T/FBIS/ [] (22 Jan 85)

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Distribution:

- Orig - Addressee (w/atts), Return D/FBIS
- 2 - DDS&T (w/atts)
- 1 - C/AS (w/atts)
- 1 - C/Ops (w/atts)
- 1 - C/ED (w/atts)
- 1 - D/FBIS Chrono (w/atts)
- 1 - JDC Corres file (w/atts)
- 1 - FBIS Registry (w/atts)

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COST FACTORS

Land (3.2 donums = 1 acre)	\$224,000	Land (12 donums = 4 acres)	\$ 268,800
Grading and site preparation	80,000	Grading and site preparation	80,000
Reinforcing embankments	41,600	Reinforcing embankments	---
Perimeter walls	11,952	Perimeter walls	68,800
Building construction	320,000	Building construction	320,000
Restoration of present site	<u>8,000</u>	Restoration of present site	<u>8,000</u>
TOTALS	\$685,552		\$745,600

(Site C 20-year lease with construction
of building to FBIS specifications:
\$1,424,000)

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